

DRAFT

TOWN OF ACTON

472 Main Street
Acton, Massachusetts 01720
Telephone (978) 264-9636
Fax (978) 264-9630

Planning Department

INTERDEPARTMENTAL COMMUNICATION

To: Board of Appeals

Date: April 20, 2006
REVISED: June 26, 2006

From: Planning Board

Subject: Davis Place Comprehensive Permit – 159 Prospect Street

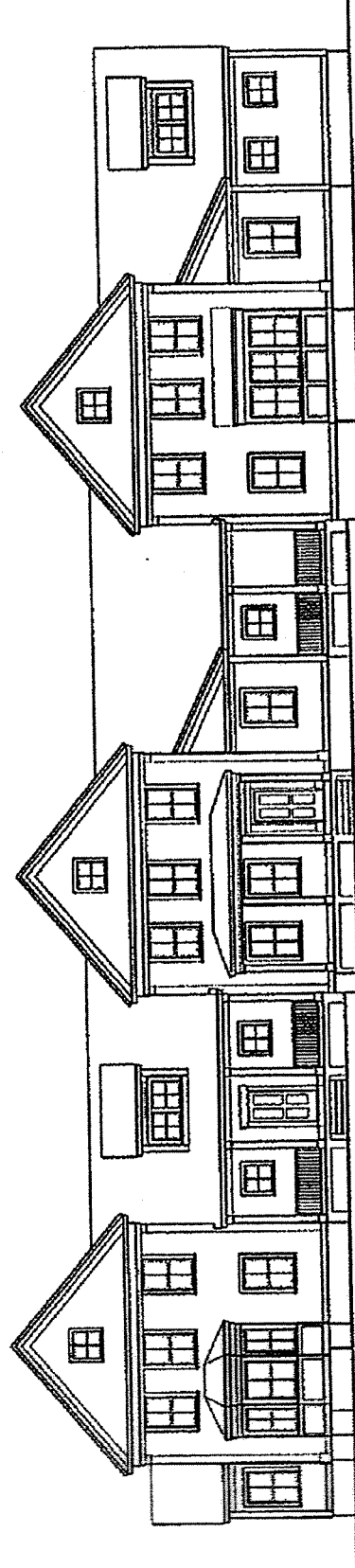
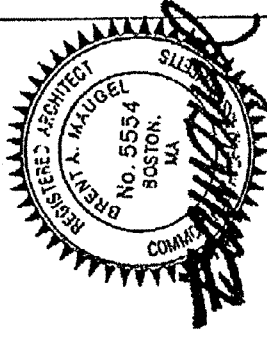
The Planning Board has reviewed the preliminary plan for the Davis Place Comprehensive Permit project at 159 Prospect Street for 8 residential units. The site is located within a ½ mile of Kelley's Corner, close to the school complex, is zoned Residence 2 (R-2), and is in the Groundwater Protection District Zone 4. The project density and location are consistent with the Acton Master Plan and Acton's comprehensive permit policy that seeks to increase residential densities within and near Acton's villages and the Kelley's Corner commercial district. The project design and scale do not detract from the neighborhood character and incorporate some of the design elements discussed in the comprehensive permit policy. For these reasons, the Planning Board supports the project but has the following comments:

1. Provide a walkway connection from the site's parking lot, between Unit 3 and Unit 4, to the sidewalk on Mass Ave.
2. The applicant should consider granting a sidewalk easement to the Town for the portion of sidewalk that crosses over the property near the intersection of Mass. Ave. and Prospect Street.
3. The proposed shade trees along the streets should be coordinated with the Tree Warden to be salt and drought tolerant.
4. We are glad to see vegetated screening being provided along the southern property line. However, evergreens should not be the source of screening south of the driveway. The concern is that once the evergreens grow, they will keep the driveway entrance area shaded and in the winter prevent ice and snow from melting. Deciduous trees and shrubs should be used instead.
5. It is difficult to tell from the architectural details whether every unit will have its own porch or patio. Each unit should have its own porch or patio so owners have private outdoor space.

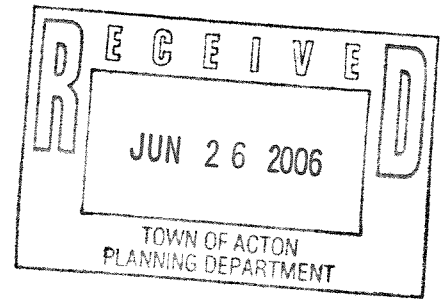
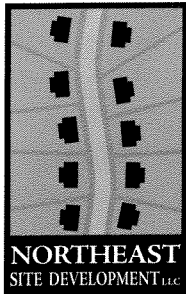
6-26-06 REVISION: The attached letter dated 6-26-06 from the applicant, Joseph Levine, addresses and satisfies the concerns raised above.

cc: Don Johnson, Town Manager

PRELIMINARY



Davis Place	
Project in Charge	As Shown
Drawn	As Shown
Scale	1/8" = 1'-0"
Revisions	None
Notes	
Drawing Title Drawing Number Drawing Date	
A.201	
Brent A. Maugel Registered Architect No. 5534 Boston, MA	



June 26, 2006

Hand Delivery

Roland Bartl, Town Planner
Town Hall
Acton, Massachusetts 01720

Re: Davis Place, 159 Prospect Street

Dear Mr. Bartl,

Per our meeting today, I have set forth below my understanding of the resolution of the issues raised in the Planning Department's recent Interdepartmental Communication.

Please review and confirm that to the Board of Appeals your agreement.

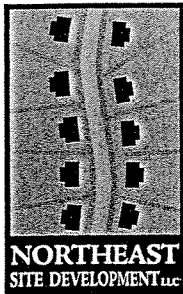
Thank you for your attention to this matter,

Very truly your,
Northeast Site Development, LLC

By: 
Joseph Levine, Manager

Planning Board Conditions Davis Place

1. Walkway connection to the sidewalk between Units 3 and 4 will be provided.
2. Easement will be granted to the Town of Acton for the existing sidewalk on Massachusetts Avenue to the corner of Prospect Street.
3. Attached memo to Dean Charter dated June 23, 2006 will be incorporated into the Board of Appeals decision.
4. Screening on the Southerly side of the property will be staggered, with taller growth plantings towards the back of the property. Attention will be paid to limiting the amount of shade on the driveway.
5. Each unit shall have an area set aside for its exclusive outdoor use (i.e. porch, patio, etc.).



June 23, 2006

HAND DELIVERY

Dean Charter, Tree Warden
Town Hall
Acton, Massachusetts 01720

Re: Davis Place, 159 Prospect Street

Dear Mr. Charter,

Per our meeting of today, I have set forth below landscape conditions which I believe are acceptable to you. Could you please review and confirm to the Board of Appeals that these conditions are satisfactory.

Thank you for your attention to this matter,

Very truly yours,
Northeast Site Development, LLC

By:  **MANAGER**
Joseph Levine, Manager

Landscape Conditions Davis Place

1. Trees shall be planted so as to not interfere with any utility lines.
2. Acer Rubrum (Red Maple), minimum 2 inch caliper and 10feet. in height, or such other specie approved by the tree warden, shall be used as shade trees. Shade trees shall be planted along Prospect Street and Massachusetts Avenue approximately 40feet. apart, and approximately 10 feet from the property line, the exact locations to be approved by the Tree Warden prior to planting. Also, a typical front yard planting detail shall be approved by the Tree warden prior to planting.
3. Prior to final inspection of the plantings by the Tree Warden, the applicant is to submit a letter, stamped and signed by a Landscape Architect, that the plantings were installed in compliance with commonly accepted industry practice, that they comply with the American Standard for Nursery Stock (ANSI Z60.1-2004), that they are healthy, and that the actual plantings are consistent with the approved landscape plan.